BILL GARRETT, Davidson County
Trans:T20170028232 DEEDWARR
Recvd: 04/04/17 10:23 2 pgs
Fees:13.00 Taxes:1295.00

20170404-0032710

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$350,000.00**.

Affiant

Subscribed and sworn to before ~~me~~, this the 3rd day of April, 2017.

Notary Public

My commission expires: 10-3-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mark. A Leath	**CMG Financial**	**180-00-0-025.00**
6557 Holt Road	**810 Crescent Centre Drive, Suite 320**	
Nashville, TN 37211	**Franklin, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Teresa M. Veazey,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark. A Leath and Linda K. Leath, Husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 6th Civil District of Davidson County, Tennessee, being Tract No. 3 of an unrecorded subdivision of the Marvin W. Moore Farm, more particularly described according to a survey made by Harold F. Morris, Surveyor, Surveyor, October 4, 1968, as follows:

Beginning at a point in the southern margin of Holt Road, said point being a common corner of Tracts Nos. 2 and 3; thence with said southern margin of Holt Road, South 88 degrees 35' 00" East 215.00 feet to a point, common corner of Tracts Nos. 3 and 4; thence leaving said southerly margin of Holt Road South 1 degree 25' 00" West 810..83 feet to a point; thence North 87 degrees 08' 48" West 215.13 feet to a point; thence North 1 degree 25' 00" East 805.51 feet to the point of beginning, containing four acres, more or less.

Being the same property conveyed to Teresa M. Veazey by Executor's Quitclaim deed from Teresa M. Veazey, as Executrix of the Estate of James Garner Tidwell of record in Instrument No. 20140328-0025846 Register's Office for Davidson County, Tennessee, dated March 12, 2014 and recorded on March 28, 2014.

Grantor(s) certify(ies) that this property is not the usual place of residence of the Grantor(s), the Grantor(s)'s spouse, or the Grantor(s)'s dependent(s).

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **6557 Holt Road, Nashville, TN 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 3rd day of April, 2017.

Teresa M. Veazey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Teresa M. Veazey**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **3rd** day of **April, 2017.**

Notary Public

My Commission Expires: 10-3-2020

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY